

MINUTES of the Planning Committee meeting held on Monday 13th February 2012, at 7.30 p.m. at The Old School Centre.

The Chairman welcomed everyone to the meeting.

Open Forum:

Nothing was raised by those present.

PL 1-2-12 Presentation on a proposed solar farm at Marley Thatch Farm, South Brent

Mr R Amner of TGC Renewables advised that this was a pre-application presentation, and information packs were available for all Councillors. In the South Hams his company hopes to install solar farms at Marley Thatch and Hazard Farms, and these will have a community benefit which would equate to £10,000 per annum for South Brent parish (£1,000 per mega watt generated).

Mr Amner went on to state that animals will still be able to graze in the seven fields at Marley Thatch where it is hoped 32,700 solar panels will be installed. There will be no noise apart from small air conditioning units (used in high summer) in each portacabin. DC current will be converted to AC in the portacabin and the electricity generated will be used locally.

The static solar panels will face due south and in addition to the portacabins, there will be a Western Power building on site for transformers. The solar farm will not be visible from Brent Hill, and the hedge to the north of the site will be allowed to grow taller. Mr Amner was advised that the Parish Council would await the application.

PL 2-2-12 Record of members present

Cllr Glyn Richards - Chairman, Cllrs Mandy Haley, Peter Kelly, John King, Jane Maunder and Donald Wiseman were present; nine members of the public and Julia Willoughby the Clerk to the Council were in attendance.

PL 3-2-12 Apologies for absence

Apologies have been received from Cllrs Mark Copleston, Laura Howe, John Summers, Greg Wall and Donna Warne.

PL 4-2-12 Declarations of interest (nature and extent) with regard to items on the agenda

Cllr Peter Kelly declared a personal interest in application 0039/12 at Crackhill, Lydia Bridge, as he sits on a committee with the applicant.

PL 5-2-12 Public participation session with respect to items on the agenda

Miss N Darling was present to answer any questions relating to her planning application 0022/12 at Higher Binnamore, Badworthy. A neighbour of her home address stated that he applauded this application, and was only concerned that the stables at her home would be busier; Miss Darling advised that the stables at home are for her own horses – not the business and if anything the stables at her home would be quieter.

PL 6-2-12 Planning matters:

A) Confirmation of the minutes of the meeting held on 9th January, and report any matters arising - for information only

The minutes were confirmed and signed.

B) Decisions:

0583/11 Erection of hay/feed, machinery store and lambing shelter (15m x 10m), at Hillside, South Brent (land to the north of Stidston Lane); application refused.

C) Applications:

0022/12 Construction of six stables and open haystore with adjacent outdoor school (retrospective application) at Higher Binnamore, Badworthy, South Brent; the Parish Council supports this application.

0039/12 Reinstatement of water wheel for hydroelectric power generation at Crackhill, Lydia Bridge, South Brent; the Parish Council supports this application.

(All members of the public left the meeting.)

DCC/2975/2010 New England Resource Recovery Centre – submission of additional environmental information and reconsultation; noted.

D) Amended applications

0352/11 land to the rear of 1 Feoffee Cottages, Aish, South Brent: a revised plan marked 'for information only' has been received. The Council was surprised that these changes did not produce an amended application and will reinforce its comments on this application to DNPA:

“The Parish Council recommends refusal of this application – there is very poor visibility and this proposal would be an encroachment of domestic usage into open countryside. If DNPA Committee is minded to approve the application, a site visit is requested.”

The proposed splay does nothing to resolve visibility issues in this very narrow lane; the Council considers this proposal very dangerous.

E) Consultation on S 106 agreements

Also known as Planning Obligations these are legal agreements between the developer and the planning authority.

Mr Belli at DNPA will be contacted to request that draft planning obligations might be made available for consultation with the community.

The Parish Council is concerned that the norm seems to be that a financial contribution is made by a developer to the secondary school for the area; it is often the case that there is a requirement in the local area which could be assisted through an S 106 agreement. In particular, the Council would be grateful to learn what is envisaged in the S 106 agreement for the London Inn site, Exeter Road, South Brent.

F) Correspondence, including

- 'Planning system explained' session 29.2.12 at Ivybridge (DALC); Councillors John King, Cathie Pannell and Glyn Richards will attend.

- Marlborough Parish Council: request to SHDC for Parish Council members to address the Committee regarding a planning application where the ward member has declared an interest, takes a view against the Parish, or is unable to attend. The Council will respond that applicants and members of the public have an opportunity to speak at these meetings, and DNPA has been very proactive and allowed Parish Council representatives to speak at meetings for some years.

- DNPA response to Mr Lake's email regarding various queries about Kerries Lane, issues raised are either permitted development or not planning matters.

- National Assoc. of Local Councils: consultation on the allocation of accommodation; this will be deferred to the next meeting.
- SHDC has advised that affordable housing at the London Inn is now being marketed (from £162,500 – 40% share £65,000 + rent £50.78 per week). The development will be known as London Inn Mews.

A recent email from the Community Council of Devon requests help in mapping primary connection points (green phone cabinets beside the road) to help deliver the best possible broadband service in Devon: the Chairman will complete this survey (by 20 Feb.).

PL 7-2-12 Report on possible car parking charges in the Station Yard, South Brent following meetings at SHDC on 26.1.12 and 9.2.12 (2pm)

Cllr Cathie Pannell has written an article on the issue to date which will appear in the next newsletter. SHDC has decided to carry out a consultation before introducing car parking charges; the clerk will enquire how the consultation will take place.

PL 8-2-12 Items for the next agenda

National Assoc. of Local Councils: consultation on the allocation of accommodation.

The meeting closed at 8.57 p.m.